

ENF Environmental Notification Form

<i>For Office Use Only</i> Executive Office of Environmental Affairs	
EOEA No.:	<u>14082</u>
MEPA Analyst:	<u>DEIRDRE BOOKLEY</u>
Phone:	617-626- <u>1044</u>

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: The Village at Whitney Park		
Street: Williams Road, Whitney Drive, New Street		
Municipality: Ashburnham	Watershed: Nashua	
Universal Transverse Mercator Coordinates: 19 02 59 484 E 47 21 724 N	Latitude: 42°-40'-32" N Longitude: 71°-43'-29" E	
Estimated commencement date: Fall 2007	Estimated completion: Spring 2010	
Approximate cost: \$10.4 million	Status of project design: 100%	
Proponent: Whitney Park Development, LLC		
Street: 2 Conant Street		
Municipality: Gardner	State: MA	Zip Code: 01440
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Christopher P. Deloge		
Firm/Agency: Whitman & Bingham Assoc.	Street: 510 Mechanic Street	
Municipality: Leominster	State: MA	Zip Code: 01453
Phone: 978.537.5296	Fax: 978.537.1423	E-mail: cdeloge@whitmanbingham.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?

Yes No

Has this project been filed with MEPA before?

Yes (EOEA No. _____) No

Has any project on this site been filed with MEPA before?

Yes (EOEA No. _____) No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

a Single EIR? (see 301 CMR 11.06(8)) Yes No

a Special Review Procedure? (see 301 CMR 11.09) Yes No

a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No

a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify _____) No

List Local or Federal Permits and Approvals: Comprehensive Permit (Chapter 40B) Local Zoning Board & Order of Conditions from Local Conservation Commission

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: _____ _____ _____ _____ _____ _____
Total site acreage	88.0			
New acres of land altered		29±		
Acres of impervious area	0.0	9.4±	9.4±	
Square feet of new bordering vegetated wetlands alteration	1,316± sq.ft	2,200± sq.ft.		
Square feet of new other wetland alteration				
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	0	0	
Number of housing units	0	115	115	
Maximum height (in feet)	0	30±	30±	
TRANSPORTATION				
Vehicle trips per day	0	786	786	
Parking spaces	0	142	142	
WASTEWATER				
Gallons/day (GPD) of water use	0	26,840	26,840	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	26,840	26,840	
Length of water/sewer mains (in miles)	0	0.95± Water/ 0.6± Sewer	0.95± Water/ 0.6± Sewer	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

- Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

- Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

The Project, "The Village at Whitney Park" consists of the construction of two residential developments with sixteen (16) single family homes along a proposed public right-of-way and ninety-eight (98) condominium dwelling units within a self maintained condominium complex. The proposed projects will involve the construction of approximately 2,069 linear feet of proposed public roadway for access to the proposed single family homes and 2,392 linear feet of private roadway within the proposed condominium complex. The single family homes will be built with three (3) bedrooms per unit and the condominiums will have two (2) bedrooms per unit.

The subject property is located on the westerly side of Williams Road in Ashburnham, Massachusetts and contains approximately 88± acres. The subject property is currently zoned as Residential-A (RA) according to the most recent Town of Ashburnham zoning map.

The applicant has filed the project with the Ashburnham Zoning Board of Appeals under Chapter 40B, Comprehensive Permit process. The applicant originally filed the project in March 2006. The Town of Ashburnham Zoning Board of Appeals issued the Comprehensive Permit on July 5, 2007 (refer to Attachments).

The project will be serviced by municipal water and sewer from the Town of Ashburnham. Through the Comprehensive Permit process, the applicant has agreed to provide a "loop" of the existing potable water system by connecting one "dead end" to the main of the existing system. The ZBA has also approved the connection of the proposed sewer main to the existing sewer system found within Williams Road.

The site has been designed to reduce the effects of the increases of storm water runoff generated by the increases of impervious surfaces. A complete drainage analysis has been prepared to analyze pre-development and post-development peak rates of runoff (refer to Attachments). The proposed storm water network utilizes several best management practices (BMP's) for the collection and treatment of storm water runoff and for the mitigation of increases in peak rate of runoff.

The proposed storm water management system will direct all site runoff to a conventional catch basin to manhole configuration for collection and initial treatment. The storm water is then directed to several detention basins, bio-retention cells for recharge back into the soil substratum.

The complete drainage network has been designed to reduce the peak flows for the 2, 25, and 100 year storm frequencies, and has also been designed in accordance with the Massachusetts Department of Environmental Protection Stormwater Management Policy.

The vehicular traffic which will be generated by the project has been analyzed by MS Transportation Inc. (MS). MS has prepared a traffic study (refer to Attachments) which has been submitted and approved by the Ashburnham Zoning Board of Appeals during the Comprehensive Permit process. The study focused on the effects on the surrounding roadways, which showed that they were able to accommodate the 786 VTPD (peak day) which will be generated by the proposed project.

The alternatives for the proposed development are "No Build" which would maintain the site in its current condition or to develop the parcel as a conventional subdivision utilizing the minimum zoning requirements. This alternative however would be a financial hardship to the proponent, as well as a reduction of much needed affordable housing. Ashburnham is currently at 1.2% in their subsidized housing inventory and is in need of affordable housing.